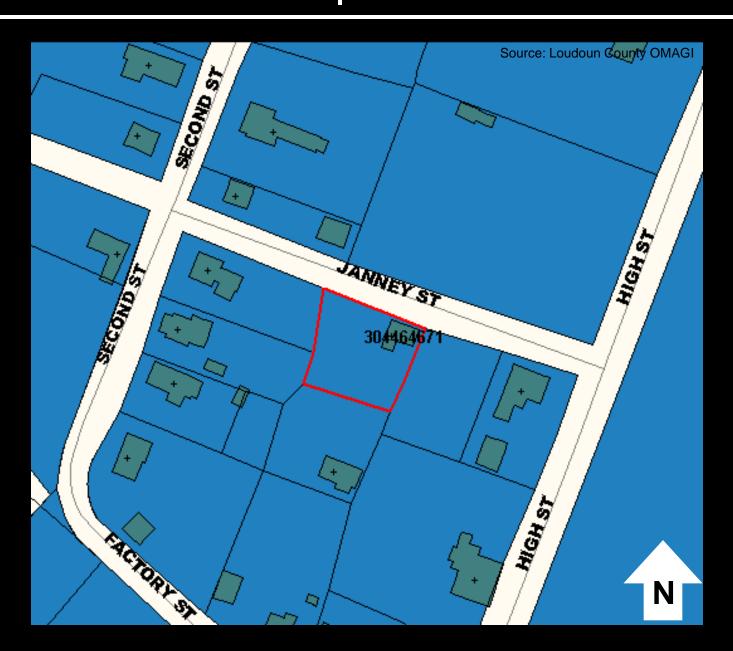
CAPP 2010-0002

Madison

New Residential Construction (deferred from April 12, 2010)

Waterford Historic District





Timeline

- 2/16/10 HDRC deferred application
 - Directed applicant to submit revised plans with specific changes
- 2/25/10 Staff received revised plans
- 3/08/10 HDRC deferred application 2nd time
 - Directed applicant to submit revised plans with specific changes
- 3/09/10 Staff mailed & emailed deferral letter to applicant
- 3/19/10 Staff received revised plans, detailed drawings & materials list not included
- 4/12/10 HDRC deferred application 3rd time
 - Directed applicant to submit revised plans with specific changes
- 4/13/10 Staff mailed & emailed deferral letter to applicant
- 4/23/10 Staff received revised plans with partial detailed drawings & materials list

DIRECTED CHANGES

1.) Submit a survey plat that maintains the proposed location based on VCOD and CR-2 setbacks and footprint meeting lot coverage requirements,

And revised elevations showing:

- 2.) The correct change in grade and exposed foundation heights on all elevations and a clear depiction of how this change will be addressed,
- 3.) A main block that is similar in massing, width, and scale to historic residences in the district of the same style, design, lot size, and setback,
- 4.) Fenestration with a compatible rhythm of openings in specified elevations,
- 5.) Complete detailed drawings for architectural features and elements, and
- 6.) A complete materials list providing the dimensions, materials, type, and treatment for all proposed materials and details.

Proposed building footprint and setbacks meet Zoning Ordinance requirements

Proposed elements that meet the Waterford Guidelines:

- Front and side yard setbacks
- Orientation
- Directional expression
- Complexity of form
- Height
- Roof form
- General dormer design

- Rhythm of fenestration
- General window and door sizes
- Porch locations
- Foundation materials
- Gutters and Downspout
- Chimney location

PRINCIPLE ARCHITECTURAL ISSUES

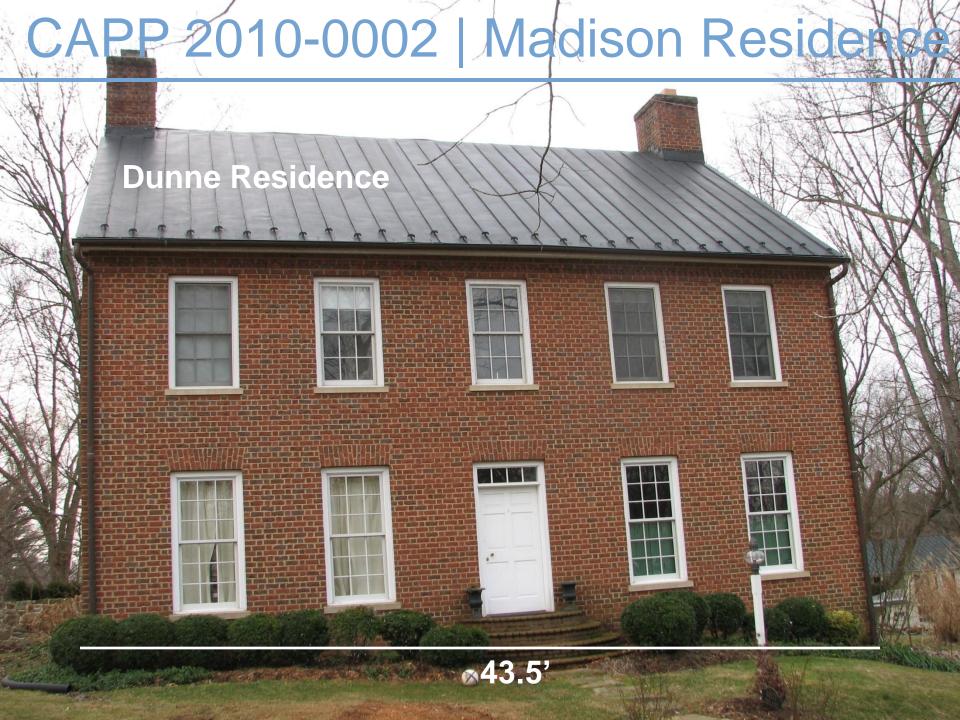
Ongoing application issues with revised application:

- 1.) Scale, width, & massing larger than historic precedents,
- 2.) Depicted grade change not accurate,
- 3.) Incomplete detailed drawings of architectural elements,
- 4.) Incomplete materials list.

- Waterford is one of the earliest and most historically intact villages in Loudoun County.
- New buildings should be designed to respect the historic village setting
- Goal is to preserve fragile and unique character
- Designs should not challenge or compete with the historic buildings in Waterford
- A new building should be a "background" design that "does not draw attention to itself at the expense of its historic neighbors" (Waterford Guidelines, Guidelines for New Construction: Introduction, p. 53).

MASSING, WIDTH, AND SCALE

- Proposed mass, width, and scale that is larger than historic precedent is main issue
- Reducing the width, scale, and massing was the initial focus of analysis
- Applicant has not reduced the width, massing, and scale to be in keeping with historic precedents
- Continued reference to 40171 Janney Street (Dunne Residence), a neighboring residence constructed in 1990
 - Substantially wider and deeper than historic precedents
- <u>Guidelines</u> state that new construction should emulate historic buildings in the Waterford Historic District



MASSING, WIDTH, & SCALE



MASSING, WIDTH, AND SCALE

Massing

- Massing should relate to existing adjacent historic buildings.
- To reduce the perceived mass, design a building so that it appears that it grew over time by:
 - Creating one primary mass with one or more secondary masses,
 - Using varying and intersecting rooflines, and
 - Using different material for primary and secondary masses.

(<u>Waterford Guidelines</u>, Guidelines for New Construction: Massing, Guidelines 1-4, p. 58; Materials, Guidelines 3 and 5, p. 75; Guidelines for Additions: Design, Guideline 4, p. 80)





MASSING, WIDTH, & SCALE



MATERIALS

"The choice of materials and textures are among the most important decisions in establishing the basic character of a building. The use of inappropriate and simulated materials is one of the primary reasons for incompatible new construction in historic districts."

(Waterford Guidelines, Guidelines for New Construction: Materials and Textures, Introduction, p. 74)

- Use materials compatible with and complimentary to adjacent historic buildings,
- Use different historic materials to simulate the construction of different masses over time

(Waterford Guidelines, Guidelines for New Construction: Materials and Textures, Text and Guidelines 1 – 9, p. 75).

MATERIALS

- Proposed residence is almost entirely composed of synthetic and non-traditional materials
- A house larger in scale and mass than historic neighbors clad with a synthetic materials does not meet the <u>Guidelines</u>
- Such a building would be visually incompatible with historic and non-historic residences in the Waterford Historic District.
- The HDRC has never approved the use of cementitious siding as cladding for an entire building in the Waterford District.
- Cementitious siding could be appropriate for secondary masses
- Brick main block would follow historic precedent, minimize perceived mass and scale, and relate new construction to District

DETAILS

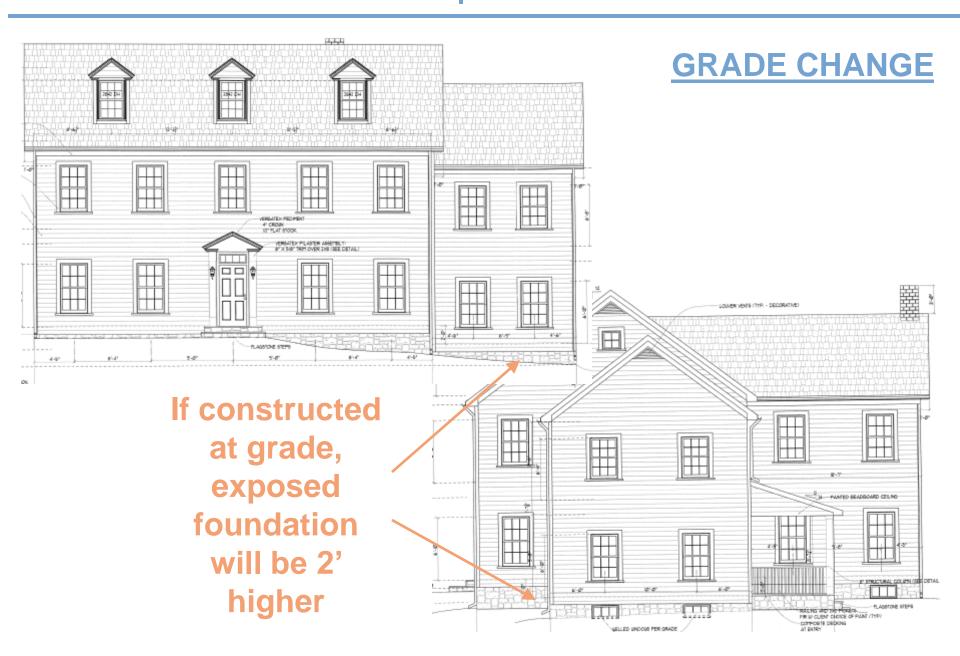
"Materials and details [on new construction] help create a human scale to the building and add visual interest to the design"

(Waterford Guidelines, Guidelines for New Construction: Introduction, text, p. 53)

- Brick pattern and details
 - Jack arches
 - Cornice
- Door and window trim
- Porch details
- Shutters

In general, the materials and details should be in keeping with the simple, yet formal, style of the proposed house to meet the Guidelines.





RE-DESIGNED FENESTRATION



<u>ADDITIONAL ISSUES</u>

- Louvered vents in gable peaks do not follow traditional building techniques
- 2.) The proposed chimney construction method and materials do not meet the Guidelines
 - The chimney should be running bond (not Flemish) finished with a corbelled top and narrow concave mortar joints (not wide V's) and built with bricks of historic size
- Proposed window and door unit numbers/sizes inconsistent or incorrect
- 4.) Vinyl clad doors and window do not meet the Guidelines
- 5.) Wood or wood substitutes should be painted
- 6.) Corner board on the northwest corner of the main block is incorrect

INCOMPLETE ARCHITECTURAL DETAILS

The following architectural elements were not included in this analysis because the detailed drawings are incomplete and/or do not meet the <u>Guidelines</u>:

- Rear one-story porch
- Rear second-story porch
- Front door surround
- Entry stoops

Complete detailed drawings & materials list must be submitted for these elements

HVAC screening and other site elements also require review

Recommendation

The application continues to lack details and dimensions for some architectural elements.

The application continues to propose a residence that does not reflect the scale, width, and massing of historic residences in the Waterford Historic District.

Therefore, the HDRC could deny this application based on an incomplete application and an overall proposal that fails to meet the Waterford Guidelines.

Recommendation cont.

If the HDRC finds that the use of traditional, historic building materials could adequately mitigate the incompatible scale, width, and mass of the residence.

Materials include a brick main block, a standing seam metal roof, and working shutters

Therefore, the HDRC could approve the application with conditions.

Conditions

- 1.) The exposed foundation heights match those depicted on the plans dated April 23, 2010, except for the west side of the west wing, which should be increased up to 6 inches on the north side and 9 inches on the east side to prevent the need for basement window wells.
- 2.) The main block on all sides is constructed of brick in either Flemish or common (American) bond. To meet the <u>Guidelines</u> the brick must be roughly 7½ inches by 3½ inches by 2 inches, the bricks should replicate the size, texture, and color of locally fired bricks used in the construction of historic buildings in the Waterford Historic District. Wire cut brick and artificially or chemically treated brick should not be used. The mortar should match the texture and color of the proposed mortar. The joint size and tooling should have a narrow concave joint as depicted on page 122 of the Waterford Guidelines.
- 3.) The brick chimney must be constructed in running bond with a simple corbelled top to meet the <u>Guidelines</u>. The chimney brick and mortar should match the main block.

- 4.) The roof is standing seam metal roof made from a 17 inch pan with 1½ inches high sides or prefabricated to match this description with sides ranging in height from 1¼ inches to 1½ inches to meet the <u>Guidelines</u>.
- 5.) The windows have louvered shutters. The shutters must be made of wood or wood composite that has the appearance of wood, mounted on hinges, and be sized to the related window openings to meet the <u>Guidelines</u>.
- 6.) The height of the main block at the northeast corner is 31 feet 7 inches from the top of the foundation and 32 feet 3 inches when including the proposed 6 inches of exposed foundation.
- 7.) The dormers will be 7 feet in height, sheathed with a standing seam metal roof, and sided with horizontal cementitious siding matching the wing, ell, and bump out.
- 8.) The cornice on the brick main block replicates the dimensions and materials of one of the options provided in the Staff Report on page 20.

- 9.) There will be no louvered vents in the gable peaks.
- 10.) The junction of the brick main block with the cementitious siding clad masses should be finished with a narrow trim board at the edge of the cementitious siding.
- 11.) All windows in the main block first story should be the same size as Andersen 400 Series window unit number WDH21052. All windows in the second story of the main block, the west wing, the rear bump out, and the dormers will be the same size, dimensions, and style as proposed in the elevations.
- 12.) An attic window that matches and is the same size of the proposed attic windows will be added to the gable peak of the west wing.
- 13.) All windows and doors will be painted wood, fiberglass, or wood composite that replicate the visual appearance of wood (not vinyl clad) and the grill (muntin) widths will be 3/4 inches.
- 14.) All windows and the front door of the main brick block will have flat jack arches across the top. The front door surround will be constructed in accordance with drawings submitted by the applicant dated March 19, 2010.

- 15.) The front door is solid painted wood and has six raised panels with dimensions ranging from 3 feet by 6 feet 6 inches to 3.5 feet by 7 feet.
- 16.) All rear doors be the same size and with the same number of lights as Anderson 400 Series French Door unit number FWO3168, but will be painted wood.
- 17.) Window and door frames for the brick main block follow installation instructions for brick veneer buildings on page 2-14 of the Andersen 400 Series Architectural Detail File. The sills should be wood and 1 ½ to 2 inches thick. The thresholds should be wood and 2 to 3 inches thick.
- 18.) All window and door trim and corner boards for the cementitious siding clad blocks (west wing, rear ell, rear bump out) have the nominal dimensions of 4 inches by 1 inch. All sills be 1 $\frac{1}{2}$ to 2 inches thick.

- 19.) The foundation will be stone veneer over concrete for all elevations using stones from the existing foundation. If the applicant does not have enough stone from the existing foundation to complete the stone veneer, then the additional veneer will match the color, shape, and texture of the stone veneer created from the existing foundation. The mortar and a mortar joint will match those found on the Pink House stone addition at 40174 Main Street to meet the <u>Guidelines</u>.
- 20.) All trim, windows, doors, siding, and wood or simulated wood elements will be painted.
- 21.) Approval of the application does not include approval of the rear and side porches, front door surround and front entry steps. A separate application containing detailed, measured drawings of these elements will be required for approval.
- 22.) The west wing, rear ell, rear bump, and dormers be clad with wood clapboard or cementitious siding with a smooth finish and a six inch reveal.
- 23.) That the 15' 9" west wing be deleted and that the west elevation of the main block match the east elevation.